

NOTICE

Please be advised that on Monday, September 17, 2018 at 7:00 P.M. prevailing time, at the Honey Brook Borough Hall, 71 Pequea Avenue, Honey Brook, Pennsylvania, the Honey Brook Borough Council will conduct a public hearing to consider and immediately thereafter during its regular meeting take action on an ordinance repealing and replacing the current Honey Brook Borough Zoning Ordinance and Zoning Map in its entirety in order to adopt a comprehensive rezoning which shall be entitled and cited as the "Honey Brook Borough Zoning Ordinance". The creation of the new Honey Brook Borough Zoning Ordinance has been the subject of various public hearings, meetings, and considerable public and Borough committee input which began and has been taking place continuously since the adoption of the new Multi-Municipal Comprehensive Plan jointly adopted by Honey Brook Borough and Honey Brook Township in 2015.

The complete title and summary of the provisions of the proposed ordinance are as follows: **AN ORDINANCE OF HONEY BROOK BOROUGH, CHESTER COUNTY, PENNSYLVANIA, CREATING AND ADOPTING A NEW ZONING ORDINANCE AND NEW ZONING MAP FOR THE BOROUGH AS PART OF A COMPREHENSIVE REZONING.** Section 1 of the ordinance adopting the comprehensive rezoning repeals the existing Chapter 27 Zoning Ordinance and adopts a new Zoning Ordinance and Zoning Map. The title and summary of the principal provisions of the new Zoning Ordinance are as follows: The ordinance shall be known as and cited as the "Honey Brook Borough Zoning Ordinance". Part 1 is entitled Title, Purpose, Objectives and Interpretation. This part sets forth the purposes and objectives of the ordinance, how the ordinance shall be interpreted, provides for conflict provisions and an effective date. Part 2 is entitled Definitions. This part sets forth the definitions as used throughout the ordinance. Part 3 is entitled Zoning Districts. This part sets forth an overview of the various zoning districts and identifies and incorporates the new Zoning Map. Part 4 is entitled NR- Neighborhood Residential Zoning District. This part sets forth the uses, regulations and standards that are applicable to properties located within the NR District. Part 5 is entitled MUR- Mixed Use Residential District. This part sets forth the uses, regulations and standards that are applicable to properties located within the MUR District. Part 6 is entitled MUC- Mixed Use Commercial District. This part sets forth the uses, regulations and standards that are applicable to properties located within the MUC District. Part 7 is entitled TC- Town Center District. This part sets forth the uses, regulations and standards that are applicable to properties located within the TC District. Part 8 is entitled Natural Resource Protection Standards. This part references and incorporates the Wellhead Protection District Map and sets forth use restrictions and regulations within such district. This part also sets forth the riparian buffer and wetland requirements. Part 9 is entitled General Regulations and this part covers a multitude of regulations applicable to all the various zoning districts, including but not limited to, height limitations, required front yards, performance standards, noise controls, outdoor storage and display, required buffering and screening including the Honey Brook Borough List of Approved Plants, off street

parking standards, lighting and signage. Part 10 is entitled Supplemental Use Regulations. This part provides for additional uses in certain zoning districts and sets forth standards applicable to the different types of uses such as accessory dwelling units and accessory structures. Part 11 is entitled Wireless Communications Facilities, Satellite Dishes, and Similar Technologies. This part provides for definitions, application processes and regulations applicable to such facilities and technologies. Part 12 is entitled Nonconforming Uses and Structures and sets forth standards applicable to nonconformities within the Borough. Part 13 is entitled Administration and Enforcement. This part provides for the manner by which the ordinance is administered and enforced including Zoning Officer's responsibilities, remedies and enforcement notice provisions, and sets forth procedures governing various building permits, zoning permits and other permits. Part 14 is entitled Conditional Use. This part sets forth the various standards and processes governing conditional uses. Part 15 is entitled Zoning Hearing Board. This part sets forth the membership requirements and powers of the Zoning Hearing Board including the public hearing procedures. This part also provides for the various standards and processes governing variances and special exceptions. Part 16 is entitled Amendments. This part sets forth the process to amend the ordinance and addresses curative amendments. Part 17 is entitled Transferable Development Rights and sets forth all provisions applicable to the transfer of development rights. The new Zoning Map, the Wellhead Protection District Map and the Honey Brook Borough List of Approved Plans are incorporated and included as part of the ordinance and are attached as appendices thereto. Sections 2, 3, 4 & 5 of the adopting ordinance provide for severability, repealer, codification and effective date provisions.

A complete attested copy of the proposed Ordinance may be examined and copies obtained (for the cost of reproducing same) at Honey Brook Borough Hall, 71 Pequea Avenue, Honey Brook, PA on Monday, Wednesday and Friday, 8:00 A.M. to 1:00 P.M. and may also found on the Borough's website at www.honeybrookborough.net In addition, attested copies of the Ordinance are on file at the Chester County Law Library, 201 W. Market Street, Suite 2400, West Chester, PA 19380-0989 where the same can be examined without charge and at the Daily Local News, 307 Derstine Avenue, Lansdale, PA 19446 where copies can be obtained by calling 215-542-0200. If any person wishing to attend the meeting has a disability and/or requires an auxiliary aid, service or other accommodation, he or she should contact at 610-273-2020, to discuss how those needs may be accommodated.

Kimberly P. Venzie, Esquire
Honey Brook Borough Solicitor

TO BE ADVERTISED ON TUESDAY, AUGUST 28TH AND TUESDAY, SEPTEMBER 4TH